

KENTUCKY REAL ESTATE APPRAISERS BOARD

TYPE OF MEETING

Regular Meeting

DATE AND LOCATION

July 25, 2014 – Board Office

PRESIDING OFFICER

Harold Brantley, Chair

ROLL CALL

Present:

Harold Brantley, Chair
Sam Blackburn, Vice Chair
G. Herbert Pritchett, Board Member
Kathy Mayfield, Board Member
Thomas Oliver, Board Member

Present Also:

Larry Disney, Executive Director
Tom Veit, Executive Assistant
Angie Thomas, Staff Assistant
Kim Mathias, Executive Secretary
Ryan Halloran – Attorney General Office

Absent:

Brian Judy – Board Counsel

Chair, Harold Brantley opened the meeting and welcomed the guest in attendance.

Mr. Terry Farmer addressed and presented the Board with information on being reimbursed through the recovery fund for payments owed to him by an AMC company no longer licensed in the State of Kentucky. The two subject properties Mr. Farmer is requesting reimbursement for is 3302 Robin Road, Louisville and 6714 Bluff View Circle, Louisville and both have been completed after June 25, 2013. The Board agreed to hold until Mr. Brian Judy returns to look at all the information presented.

MINUTES

Motion by Sam Blackburn, second by Thomas Oliver and the Board unanimously approved the June 27, 2014 minutes. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver - Yes.

EDUCATION

Motion by G. Herbert Pritchett, second by Sam Blackburn and the Board unanimously approved the following education courses for Fiscal Year 2014-2015. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett - Yes; Kathy Mayfield – Yes; Thomas Oliver - Yes.

A. Appraisal Institute – See Attached

B. Allterra Group, LLC

(1) A Practical Guide to Appraisal Review – 7 hours CE Internet

Motion by G. Herbert Pritchett, second by Kathy Mayfield and the Board unanimously approved the following education courses for Fiscal Year 2014-2015. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett - Yes; Kathy Mayfield – Yes; Thomas Oliver - Yes.

A. ASFMRA

(1) ASFMRA 85th Annual Convention Day 1 – 7 hours CE classroom

(2) ASFMRA 85th Annual Convention Day 2 – 3.5 hours CE classroom

(3) Rapid Fire Case Studies 2014 – 6 hours CE classroom

Larry Disney advised the Board all courses submitted by ASFMRA applies to Real Property.

CERTIFICATION/LICENSURE

A. Approval – Appraisers – Motion by Kathy Mayfield, second by G. Herbert Pritchett and the Board voted to approve the following certification list of appraisers. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes.

- (1) Brad Beggs – Certified General (MO)
- (2) Brian Cody Bowlin – Certified Residential (MN)
- (3) Melissa A. Britt - Associate
- (4) Stephanie Dawson – Certified Residential
- (5) Adam Hardej – Certified General (MA)

- (6) Coy E. Welborn, Jr. – Certified General (NC)
- (7) George M. Hansberry – Certified General (TN)

B. The Board acknowledged the following Appraisal Managements Company that has completed all requirements and has been issued a certificate.

(1) Guideline Appraisal Management Co - #144

COMPLAINT

- A. The Board reviewed the Case Summary Chart. 31 cases filed for 2014 and 12 open investigations.
- B. Case No. 12-04 – Motion by Sam Blackburn, second by G. Herbert Pritchett and the Board voted unanimously to obtain a certified copy from Boyd Circuit Court on conviction and suspend his license upon receiving the certified copy. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes.
- C. Case No. 14-02 - Motion by Sam Blackburn, second by Thomas Oliver and the Board voted to dismiss the case. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – No; Kathy Mayfield – Yes; Thomas Oliver – Yes.
- D. Case No. 14-15- Motion by Sam Blackburn, second by Kathy Mayfield and the Board voted unanimously to file a formal complaint and set the case for a hearing. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes.
- E. Case No. 14-16 - Motion by Thomas Oliver, second by Sam Blackburn and the Board voted unanimously to dismiss the case. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes
- F. Case No. 14-17 – Motion by G. Herbert Pritchett, second by Sam Blackburn and the Board voted unanimously to file a formal complaint and set for a hearing. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes.
- G. Case No. 14-18 - Motion by Sam Blackburn, second by Thomas Oliver and the Board voted unanimously dismiss the case. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes.
- H. Case No. 14-22 - Motion by G. Herbert Pritchett, second by Sam Blackburn and the Board voted unanimously to dismiss the case. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes.

- I. Case No. 12-06 AMC – Motion by G. Herbert Pritchett, second by Sam Blackburn and the Board voted unanimously to dismiss without prejudice. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes.
- J. Case No. 13-01 AMC – Motion by Sam Blackburn, second by Kathy Mayfield and the Board voted unanimously to file a formal complaint and set the case for a hearing. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes
- K. Case No. 13-03 AMC – Motion by Thomas Oliver, second by Sam Blackburn and the Board voted unanimously to dismiss the case. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes
- L. Case No. 14-12 AMC – Motion by Sam Blackburn, second by G. Herbert Pritchett and the Board voted unanimously to file a formal complaint and set the case for a hearing. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes.
- M. Cases on Appeal
 - (1) Lynn Prichard – 04-63 –12-10, 12-11, 12-12, 12-25, 12-26 -
 - (2) Matt Miniard - 10-18
 - (3) David Harrington– 08-49 through 08-57, 09-02, 09-03 and 09-07
Table all cases until the August Board meeting.
- N. Case No. 12-45 – Information will be sent to Brian Judy to complete the formal complaint and set the case for a hearing.
- O. G. Herbert Pritchett commented that Case No. 12-45 will soon be 2 years old and setting the case for a hearing should be expeditiously pursued. He also requested hearings be set for cases 13-15, 13-42, and 13-62 all cases of which will be more than 1 year old.

MISCELLANEOUS


The Board reviewed and discussed the following information:

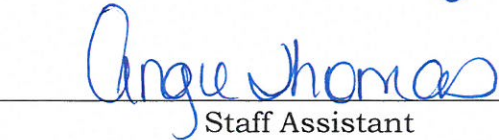
- A. Budget June 30, 2014
- B. Dennis Badger Travel Request for AARO – Motion by Sam Blackburn, second by Thomas Oliver and the Board agreed to reimburse Mr. Badger for his AARO travel in April 2014. The Board agreed that no additional travel will be reimbursed to a contractor because the 2014-2015 contract for investigative services includes no travel expenses and the Board currently has an investigator on staff.

Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes.

- C. AARO meeting in October 17-20, 2014
- D. August 2014 Board meeting – August 8, 2014
- E. AMC Concerns – Urban Lending Solutions and Appraisal Nation due to emails sent to the KY credentialed appraisers that include inaccurate advisory of USPAP deficiencies. The motion directed staff to notify the AMC of the incorrect advisory and request it to be rescinded.
- F. AQB Criteria for Reciprocity for Supervisors – Motion by Sam Blackburn, second by Kathy Mayfield and the Board agreed for Larry Disney to send a letter to the AQB asking reasoning of a three year requirement for reciprocal applicant to be certified by the KREAB prior to becoming a supervisor appraiser in Kentucky. G. Herbert Pritchett advised the Board to proceed with caution. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – No; Kathy Mayfield – Yes; Thomas Oliver – Yes.
- G. KY Department of Revenue and the suspension of appraisers license – It is the opinion of Ryan Halloran, with the Attorney General office that the Board needs to follow 13B procedure before removing an individual license.
- H. Reciprocal for Federal Regulated Banks
- I. Fee Study – The release date is August 1, 2014
- J. The Board will discuss the evaluation of the Executive Director at the September Board Meeting.

Motion by Sam Blackburn, second by Kathy Mayfield and the Board unanimously agreed to adjourn the meeting.


Chair


Staff Assistant

APPRAISAL INSTITUTE

200 W. Madison, Suite 1500, Chicago, IL 60606

Contact Person: Dan Doepke (312) 335-4217

Web Site: www.appraisalinstitute.org

COURSE APPROVED FOR BOTH **PRE-LICENSING** AND **CONTINUING EDUCATION CREDIT**

**All approved pre-licensing courses will be accepted for continuing education credit.*

| | |
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| Advanced Concepts & Case Studies | 38 hours |
| Advanced Income Capitalization (revised) | 33 hours |
| Advanced Market Analysis and Highest and Best Use | 33 hours |
| Advanced Residential Applications and Case Studies | 15 hours |
| Advanced Residential Report Writing, Part 2 | 30 hours |
| Basic Appraisal Principles | 30 hours |
| Basic Appraisal Procedures | 30 hours |
| General Appraiser Income Approach, Part 1 | 30 hours |
| General Appraiser Income Approach, Part 2 | 30 hours |
| General Appraiser Market Analysis and Highest and Best Use | 30 hours |
| General Appraiser Report Writing and Case Studies | 30 hours |
| General Appraiser Sales Comparison Approach | 30 hours |
| General Appraiser Site Valuation & Cost Approach | 30 hours |
| National USPAP 2014-2015 | 15 hours |
| Quantitative Analysis | 33 hours |
| Real Estate Finance, Statistics, and Valuation Modeling (Revised) | 15 hours |
| Residential Market Analysis and Highest and Best Use | 15 hours |
| Residential Report Writing & Case Studies | 15 hours |
| Residential Sales Comparison & Income Approaches (203-15 hrs) (204-15 hrs) | 30 hours |
| Residential Site Valuation and Cost Approach | 15 hours |

COURSES APPROVED **CONTINUING EDUCATION CREDIT**

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| AI Connect - Day 1 | 2 hours |
| AI Connect - Day 2 AM | 4 hours |
| AI Connect - Day 2 PM | 4 hours |
| AI Connect - Day 3 | 4 hours |
| Advanced Spreadsheet Modeling for Valuation Applications | 15 hours |
| Applications & Interpretation of Simple Linear Regression | 7 hours |
| Appraising Condos, Co-Ops and PUD's | 7 hours |
| Business Practices and Ethics | 4 hours |
| Case Studies in Appraising Green Commercial Building | 14 hours |
| Case Studies in Appraising Green Residential Buildings | 8 hours |
| Complex Litigation Appraisal Case Studies | 7 hours |
| Condemnation Appraising: Principles and Applications | 21/22 hrs |
| Fundamentals of Separating Real & Personal Property for Intangible Business Assets | 15/14 hrs |
| Income Approach for Residential Appraisers | 7 hours |
| International Financial Reporting Standards for the Real Property Appraiser | 15 hours |
| International Valuation Standards Overview | 8 hours |
| Introduction to Green Buildings: Principles & Concepts | 8 hours |
| Litigation Appraising: Specialized Topics & Applications | 15 hours |
| Litigation Assignments for Residential Appraisers | 4 hours |

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| National USPAP Update 2014-2015 | 7 hours |
| Residential Applications - Using Technology to Measure & Support Assignment Results | 7 hours |
| Residential Applications Part 2 | 7 hours |
| Residential & Commercial Valuation of Solar | 15 hours |
| Review Case Studies - General | 30 hours |
| Review Theory - General | 33 hours |
| Review Theory - Residential | 17 hours |
| The Appraiser as an Expert Witness: Preparation & Testimony | 15 hours |
| Unraveling the Mystery of Fannie Mae Appraisal Guidelines | 4 hours |
| Valuation of Challenging Markets | 30 hours |
| Valuation of Conservation Easements | 33 hours |

COURSES APPROVED ON-LINE CONTINUING EDUCATION CREDIT

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| On-line Advanced Internet Search Strategies | 7 hours |
| On-line Analyzing Operating Expenses | 7 hours |
| On-line Business Practices and Ethics | 5 hours |
| On-line Case Studies in Appraising Green Residential Buildings | 8 hours |
| On-line Comparative Analysis | 7 hours |
| On-line Cool Tools: New Technology for Real Estate Appraisers | 7 hours |
| On-line Data Verification Methods | 5 hours |
| On-line The Discounted Cash Flow Model: Concepts, Issues and Applications | 5 hours |
| On-line FHA & The Appraisal Process | 7 hours |
| On-line Forecasting Revenue | 7 hours |
| On-line Introduction to Green Buildings: Principles & Concepts | 8/7 hours |
| On-line Quantitative Analysis - Synchronous | 32 hours |
| On-line Rates & Ratios: Making Sense of GIMs, OARs and DCF | 7 hours |
| On-line REO Appraisal: Appraisal of Residential Property for Foreclosure & Preforeclosure | 7 hours |
| On-line Reviewing Residential Appraisals and Using Fannie Mae Forms 2000 | 7 hours |
| On-line Small Hotel/Motel Valuation | 7 hours |
| On-line Subdivision Valuation | 7 hours |
| On-line Supervising Appraisal Trainees | 4 hours |
| On-line Using Spreadsheet Programs in Real Estate Appraisal - Synchronous | 7 hours |
| On-line Using Your HP12C Financial Calculator | 7 hours |

COURSE APPROVED FOR BOTH ONLINE PRE-LICENSING AND CONTINUING EDUCATION CREDIT

**All approved pre-licensing courses will be accepted for continuing education credit.*

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| Advanced Income Capitalization Synchronous Remote TV | 35 hours |
| Online Advanced Market Analysis and Highest and Best Use - Synchronous | 33 hours |
| On-line Basic Appraisal Principles | 30 hours |
| On-line Basic Appraisal Procedures | 30 hours |
| On-line General Appraiser Income Approach, Part 1 | 30 hours |
| On-line General Appraiser Income Approach, Part 2 | 30 hours |
| On-line General Appraiser Market Analysis and Highest and Best Use | 30 hours |
| On-line General Appraiser Report Writing and Case Studies | 30 hours |
| On-line General Appraiser Sales Comparison Approach | 30 hours |
| On-line General Appraiser Site Valuation and the Cost Approach | 30 hours |
| On-line Quantitative Analysis - Synchronous | 35 hours |

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| On-line Real Estate Finance, Statistics & Valuation Modeling | 15 hours |
| On-line Residential Market Analysis and Highest & Best Use | 15 hours |
| On-line Residential Report Writing & Case Studies | 15 hours |
| On-line Residential Sales Comparison and Income Approach | 30 hours |
| On-line Residential Site Valuation & Cost Approach | 15 hours |
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